

718 E 7th 1/2 St

COMPASS

Features & Amenities



House Overview

| | |
|---------------------|---------------------|
| Bedrooms | 4/5 beds |
| Baths | 3 Full, 1 Half Bath |
| Square Feet | 4,418 per HCAD |
| Lot Size | 12,500 per HCAD |
| Year Built | 2007 per HCAD |
| Garage | 2-Car Attached |
| Neighborhood | Houston Heights |

OVERALL

- New Orleans style home built by Whitestone (now Aspire Homes) and Creole Designs
- 10 foot ceilings throughout
- Tons of storage with a mudroom area, under the stair storage, two large hallway closets upstairs and floored attic storage
- Craftsman detail and millwork throughout
- Hardwood floors throughout
- Zoned to exemplary Harvard Elementary
- Walking distance (just a few blocks away!) from popular dining & shopping on White Oak and Studewood including: Coltivare, Onion Creek, Antidote Coffee, Good Dog, Handies Douzo, Little Woodrow's, Mutiny Wine Room, just to name a few!
- Close proximity to lots of dining and shopping at Heights Mercantile (Heights Blvd. & 7th St.) & Heights Central Station (Yale & 11th St.),

and new development M-K-T & historic 19th St.

- A few blocks away from Donovan Park, Heights Hike & Bike Trail and Heights Blvd jogging trail.
- Easy access to major freeways 610, I-10, 290, & 45, Downtown, the Galleria, Energy Corridor, & Medical Center
- Close to 610 N and Hardy Toll Road for quick access to Intercontinental Airport
- Minutes from 3 popular grocery stores: HEB, Whole Foods, & Kroger

FRONT EXTERIOR

- Front green space for kids and dogs to play
- Wrought iron fence surrounding front yard
- Double wide driveway with room for kids to bike/scooter
- Automatic driveway gate
- Attached oversized two car garage with tons of storage space and workshop area

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



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Features & Amenities

FRONT EXTERIOR (continued)

- Automatic garage door opener
- Gorgeous bricked front steps leading to the front porch (recently power washed & painted, May '22)
- Covered front porch w/ beadboard ceiling; plenty of room for outdoor furniture
- Gas lantern
- Recessed can lighting

BACK EXTERIOR

- Entertainer's dream for outdoor entertaining & for pets & kids to play
- Spacious covered back patio with freshly painted deck (May '22), swing, beadboard ceiling and fan, recessed can lighting, wired for sound
- Brick paved pool deck area offering plenty of space for loungers/patio furniture
- Saltwater pool with water features and bubbles, heater, big sun step
- Covered outdoor kitchen
 - Bar overhang offering plenty of room for barstools
 - Wiring for tv and speakers (note: current speakers do not work)
 - Large built-in grill
 - Mini fridge and ice machine
 - Sink
 - Pull-out trash can
 - Note: Bell is excluded

ENTRY

- High 10 foot ceilings
- 2 decorative light fixtures located down the hallway
- Wainscoting
- Double crown molding

- Space for an entry table & tons of wall space to showcase art

FORMAL LIVING ROOM

- Large room to the left of entry
- Open floor plan with the formal dining room; ideal for entertaining
- Ceiling speakers
- Plantation shutters
- Double crown molding
- Column details
- Recessed can lighting
- Gaslog fireplace with tile surround and wood mantle

FORMAL DINING ROOM

- Sophisticated room that opens up to the formal living room
- Decorative light fixture
- Ceiling speakers
- Plantation shutters
- Double crown molding
- Recessed can lighting
- Access to butler's pantry that connects to kitchen

KITCHEN

- Chef's kitchen with tons of storage and high-end appliances
- Open floor plan with family room & breakfast area
- Large island with pendant light
- Expansive breakfast bar with room for many barstools
- 3 pendant lights over breakfast bar
- Granite countertops
- Stainless steel KitchenAid French door fridge/freezer and water/ice dispenser in door
- Stainless steel Bosch gas cooktop in island with downdraft
- Double stainless steel Bosch ovens

Features & Amenities

KITCHEN (continued)

- Large Kohler sink situated under a large window
- Stainless steel Bosch dishwasher
- Stainless steel Sharp microwave drawer
- Stainless steel KitchenAid mini wine fridge in island
- Wine storage closet
- Pull-out trash can
- Recessed can lighting
- Under cabinet lighting
- Ceiling speakers
- BREAKFAST AREA
 - Room for a breakfast table and chairs/bench

BUTLER'S PANTRY

- Plenty of storage drawers and cabinets
- Glass front display cabinets
- Tile backsplash
- Under cabinet lighting
- Walk-in pantry
- Note: light fixture is excluded

FAMILY ROOM

- Open floor plan with kitchen and breakfast area
- Recessed can lighting
- Ceiling fan
- Ceiling speakers
- Wall of windows overlooking covered porch and backyard
- Plantation shutters
- Double crown molding
- Security camera
- Door leads to backyard

POWDER ROOM

- Vanity with storage underneath
- Two sconces

- Double crown molding
- Located on the first floor

PRIMARY BEDROOM

- Spacious primary suite located on the first floor
- Room for sitting area
- Recessed can lighting
- Ceiling speakers
- Decorative ceiling fan
- Plantation shutters

PRIMARY BATHROOM

- Pocket doors open to spa-like retreat
- Large vanity with double sinks, two vanity lights
- Vanity knee space for chair
- Large jetted tub under a window with plantation shutters
- Separate large walk-in shower with frameless glass shower door
- Double crown molding
- Ceiling speakers
- Huge walk-in closet with shelves, and built-in dresser
- Separate water closet

GAME ROOM

- Huge room located upstairs
- Flex room; could make a potential 5th bedroom
- Custom mural painted on the wall
- Door opens to a large balcony overlooking the front yard; plenty of room for outdoor furniture. Balcony features beadboard ceiling and recessed can lights
- Plantation shutters
- Recessed can lighting
- Double crown molding
- Ceiling fan
- Double door wall closet

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MEDIA ROOM

- Large media room with riser
- Media storage cabinets
- Wall and ceiling speakers installed
- Note: Projector and screen are excluded

SECONDARY BEDROOM #1

- Decorative wallpaper
- Double door wall closet
- Plantation shutters
- Recessed can lighting
- Double crown molding
- Note: light fixture is excluded

SECONDARY BEDROOM #2

- Decorative railroad track feature on wall
- Double crown molding
- Double door wall closet
- Plantation shutters
- Recessed can lighting
- Ceiling fan
- Note: Shelves are excluded

GUEST BATHROOM (for bedroom #2 & #3)

- Jack & Jill bathroom with separate vanities with granite countertops
- Tub/shower combination with white subway tile
- Crown molding

SECONDARY BEDROOM #3

- Spacious room
- Walk-in closet
- Plantation shutters
- Recessed can lighting
- Double crown molding
- Ceiling fan
- Double doors open to private balcony with beadboard ceiling; plenty of room for seating

● Ensuite bathroom:

- Granite countertop
- Lots of cabinet space
- Tub/shower combination
- Hex tile floor

UTILITY ROOM

- Located on the first floor
- Brick floor
- Washer/dryer connections
- Storage cabinets
- Back entry has mud room space with hooks for jackets/bags
- Additional closet under the stairs that is currently used as the kids art room. Could be used for additional storage